

MEMORANDUM

TO: Georgia Community Housing Development Organizations

FROM: Carmen Chubb, Assistant Commissioner for Housing

DATE: August 10, 2009

SUBJECT: SFY 2010 Community Housing Development Organization Predevelopment Loan Program (CPLP) Notice of Funds Available

The Georgia Department of Community Affairs (DCA) has set aside a portion of its HOME allocation to assist State certified Community Housing Development Organizations (CHDOs) in the preparation of complete and comprehensive development financing applications in order to maximize the use of CHDO set-aside funds. The total amount reserved for the State Fiscal Year is approximately \$150,000 and the maximum loan amount per project is \$30,000.

Eligible activities for the CPLP include the financing of predevelopment costs associated with an eligible project incurred up to the closing of the HOME Rental Housing Program construction loan under the Qualified Allocation Plan (QAP) or the Permanent Supportive Housing Program (PSHP) funded construction loan or up to the submission date for the Georgia Dream Single Family Development Program (GDSFDP). These costs include, but are not limited to, initial market and feasibility study, environmental reports, physical needs assessment, consulting fees, associated expenditures with the preparation of preliminary financial applications to non-DCA funding sources, site purchase option, title clearance fees and fees associated with architectural, legal, engineering and development services.

A CPLP application may be submitted at any time for CHDOs submitting a project under either of the HOME Rental Housing Loan Program of the QAP, the Permanent Supportive Housing Program or the Georgia Dream Single Family Development Program. New this year, CHDO's may not apply for CPLP funding for a project that is located in a local Participating Jurisdiction (PJ) and which plan to apply for the HOME Rental Housing Loan Program resources under the QAP. Note that CPLP proceeds cannot be used to reimburse any cost incurred prior to a signed CPLP agreement.

Copies of the program description, application instructions, disbursement procedures and documentation requirements and exhibits are available on DCA's web site at www.dca.ga.gov/housing/housingdevelopment/programs/HOMECHDO.asp. DCA reserves the right not to select any entities for the CPLP at its sole and absolute discretion. All general questions regarding the CPLP or application process may be addressed to Staci Tillman (staci.tillman@dca.ga.gov), Development Coordinator via telephone at (404) 327-6897, fax at (770) 302-9700 or by email at nonprofithousing@dca.ga.gov.

We look forward to your response to this NOFA and to the successful implementation of this important program.